This Instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Wilson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before
me this 8 day of February, 2024.

Notary
Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas Russel Tardibuono 103 Porter Terrace Nashville, TN 37206	NEW OWNER	072-15-0A-103.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Joseph Tardibuono, Jr., and Tammy Tardibuono, husband and wife,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Nicholas Russel Tardibuono, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 103 as shown on the Plan of Porter Terrace Condominiums, Phase 2, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537, as amended by Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Schoolhouse Suites, LLC by Warranty deed from Porter Terrace Partners II, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160616-0061237, dated June 14, 2016 and recorded on June 16, 2016,Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit recorded November 14, 2016 in Instrument No. 20161114-0119865 in the said Register's Office.

Being the same property conveyed to Joseph Tardibuono, Jr., Tammy Tardinuono, husband and wife and Nicholas Russel Tardibuono, an unmarried man by Warranty Deed of record in Instrument No. 20220103-0000051, dated December 21, 2021 and recorded on January 3rd, 2022 in the said Register's Office.

For information purposes only: 103 Porter Terrace, Nashville, TN 37206

Subject to all matters of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1099111 DEEDQC
02/08/2024 09:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240208-0008864

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 7th day of February, 2024.

Joseph Tardibuono, Jr.

Joseph Tardibuono, Jr.

Tammy Tardibuono

Tammy Tardibuono

State of Florida)
County of Broward)

Virtually, appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph Tardibuono, Jr. and Tammy Tardibuono** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of February, 2024.

JAYLEN C FORD
Notary Public - State of Florida
Commission # HH 80935
Expires on January 14, 2025

Jaylen C. Ford

Notary Public Jaylen C Ford
My Commission Expires: 01/14/2025
Type of identification produced: NJ driver's license
Notarized remotely online using communication technology via Proof.

State of Florida
County of Duval

This foregoing instrument was acknowledged before me by means of online notarization, this 02/07/2024 by Tammy R Tardibuono.

Lola Denise Strickland
Lola Denise Strickland
Online Notary

LOLA DENISE STRICKLAND
Notary Public - State of Florida
Commission # HH137805
Expires on June 4, 2025

✓
___ Personally Known OR ___ Produced Identification
Type of Identification Produced NJ DRIVER LICENSE

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/7/2024.

Affiant Signature – Joshua A. Terry

2/8/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/8/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27